SUFIYAN ARIF KHILJI

201, Haji Badruddin Manzil, Near St. Larence Highschool, Marol, Andheri (East), Mumbai – 400 059.
Mob. No. 9967466696

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: :- 13/05/2021

To
M/s. Atul Projects India Pvt. Ltd.,
5th Floor, Trade Avenue, Suren Road,
off. W. E. Highway, Andheri (East),
Mumbai 400 093.

Sub : Certificate of Cost Incurred for Development of Samarth Blue Mountains for Construction of one building / A Wing of the 1st Phase (MahaRERA Registration Number P51800024146 situated on the Plot bearing CTS No.102, 102/1 to 81demarcated by its boundaries (latitude 19°10'25.10"N Longitude 72°51'3.81"E, latitude 19°10'26.93"N Longitude 72°51'8.61"E, latitude 19°10'24.90"N Longitude 72°51'12.60"E, latitude 19°10'22.75"N Longitude 72°51'6.43"E of the end points) 9.15Mtr wide DP Road to the North, CTS NO 102(Pt) & 27.45 Mtr wide DP Road to the South, CTS No. 10/1A, 10/1E, 50A to the East & CTS No. 102(Pt) to the West of Division P/South, village Pahadi Goregaon – (E), talukaBorivali, District Mumbai, PIN 400 097 admeasuring 26863.45 sq.mts. area being developed by M/s. Atul Projects India Pvt. Ltd. (C.A to Lucky Developers).

Ref : MahaRERA Registration Number P51800024146

Sir,
I, Shri Sufiyan Arif Khilji undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building/ A Wing of the 1stPhase situated on the plot bearing CTS nos. 102, 102/1 to 81 of Division P/South, village PahadiGoregaon – (E), talukaBorivali, District Mumbai, PIN 400 097 26863.45 sq.mts. area being developed by M/s. Atul Projects India Pvt. Ltd. (C.A to Lucky Developers).

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s. Jatin Bhuta & Associates as L.S. / Architect ;
   (ii) M/s P.T. Gala as Structural Consultant
   (iii) In-House MEP Consultant
   (iv) Shri N. B. Delvadia Quantity Surveyor *

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2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildingof theproject. Our estimated cost calculations are based on the Drawings/plans madeavailable to us for the project under reference by the Developer and Consultants andthe Schedule of items and quantity for the entire work as calculated by Shri N. B. Delvadia quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the buildingof the aforesaid project under reference as Rs 18,40,05,000/-(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate /completion certificate for the buildingfrom the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 18,40,05,000/-(Total of TableA and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Buildingof the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority(planning Authority) is estimated at Rs NIL (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project ascompletedon the date of this certificate is as given in Table A and B below :

TABLE A

SR. No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building/wing as on date of Registration	17,14,55,000/-
2	Cost incurred as on 31st March 2021 (based on the Estimated cost)	17,14,55,000/-
3	Work done in Percentage (as Percentage of the estimated cost	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL/-
5	Cost Incurred on Additional /Extra Items as on 31st March 2021 not included in the Estimated Cost (Annexure A)	NIL

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TABLE A
Rehab Building

SR. No	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building/wing as on date of Registration	NIL
2	Cost incurred as on 31st March 2021 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 31st March 2021 not included in the Estimated Cost (Annexure A)	NIL

TABLE B
To be prepare for the entire registered phase of the Project

1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2020date of Registration is	1,25,50,000/-
2	Cost incurred as on 31^{s} March 2021 (based on the Estimated cost)	1,25,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on 31st March 2021 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Sufiyan Arif Khilji
(License No. S/937/SS-I)

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*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approvedfrom time to time so as to obtain Occupation Certificate /Completion Certificate.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independentQuantity Surveyor, whose certificate of quantity calculated can be relied upon by theEngineer. In case of independent quantity surveyor being appointed by Developer, thename has to be mentioned at the place marked (*) and in case quantity are beingcalculated by office of Engineer, the name of the person in the office of Engineer, who isresponsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required tocarry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of theReal estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)